

**DRAFT**

4. Urban Design Principles

Overview

Based on the accumulated knowledge of an extensive public process, and the recent history of planning in the area for the Anacostia Waterfront Initiative, a set of guiding principles has been developed which summarize the key objectives, challenges and opportunities for the Near Southeast. The Principles serve as a basis for the creation of the Urban Design Framework, and will be used to measure the appropriateness and success of current and future planning and development initiatives.

Seven Principles encompass the goals and objectives of the Near Southeast Framework Plan:

- Extend Existing Streets to the River
- Transform M Street into a Vibrant Mixed-Use Corridor
- Dramatically Increase Housing Opportunities
- Introduce a Mixture of Uses at the Waterfront
- Create a Great Waterfront Park at SEFC
- Create an Interconnected System of Parks and Trails
- Build on the Unique History of the Carrollsburg Neighborhood

The diagram to the right summarizes the Urban Design Principles, while the following pages focus on each one independently.

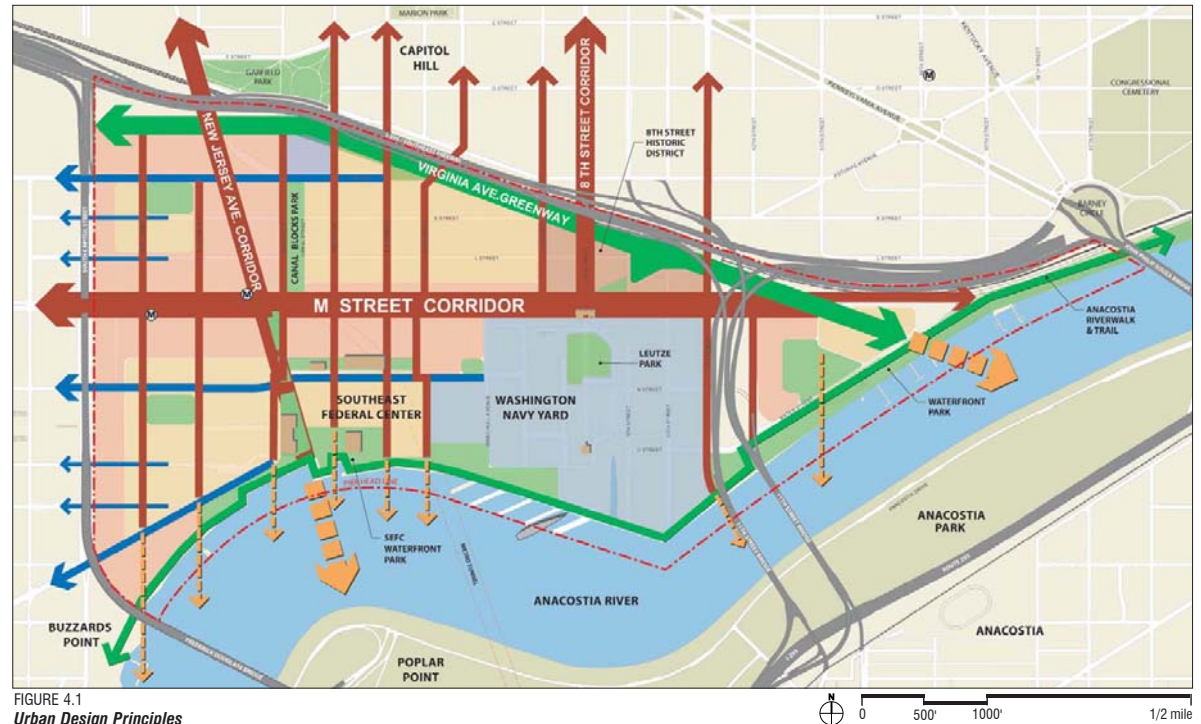


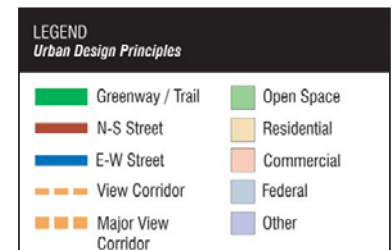
FIGURE 4.1
Urban Design Principles



FIGURE 4.2
Riverplace, Portland, OR



FIGURE 4.3
Pacific Place, Vancouver, Canada



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Extend Existing Streets to the River

Goal:

Introduce unobstructed public access to the waterfront by extending the existing street grid network and the associated view corridors to the Anacostia River. Create neighborhood connections to Capitol Hill and the Southwest in order to overcome the physical and psychological barriers of the elevated highway and South Capitol Street.

Elements:

- **New Jersey Avenue** - this is the primary connection to the Anacostia waterfront from M Street and, ultimately, the US Capitol. Combining a street extension and an open space corridor, a physical and visual link is created between M Street and a new waterfront park. The historic DC Pumping Station building forms a landmark within this wide view corridor.
- **3rd and 4th Streets** - The extension of these north-south streets will establish for the first time unimpeded public access to the waterfront from the isolated Arthur Capper / Carrollsburg homes and the Capitol Hill neighborhood, a critical factor in the overall revitalization of the Near Southeast.
- **East M Street and Virginia Avenue** - currently unbuilt, Virginia Avenue east of 12th Street will be developed as a major visual and physical gateway to the waterfront from M Street, and from the northwest via a new greenway passing under the freeway ramps.
- **I Street and N Street** - by extending these and other east-west streets, and eventually providing access across South Capitol Street, the Near Southeast will gain better internal connections and a stronger linkage to the Southwest.



FIGURE 4.4

Principle: Extend Existing Streets to the River



FIGURE 4.5

View along Isaac Hull Avenue to Anacostia River



FIGURE 4.6

Fells Point, Baltimore, MD



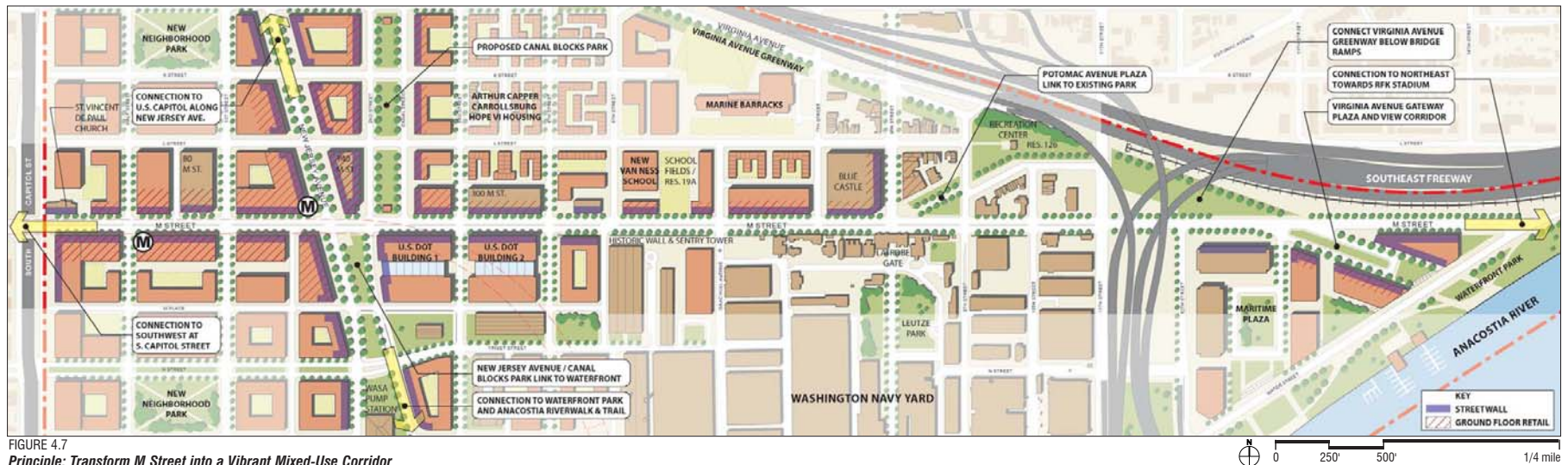


FIGURE 4.7

Principle: Transform M Street into a Vibrant Mixed-Use Corridor

Transform M Street into a Vibrant Mixed-Use Corridor

Goal:

Create a true urban boulevard at the center of a dense neighborhood by encouraging a mix of uses including residential, introducing ground floor retail, creating an attractive streetscape and promoting public transit ridership and pedestrian and bicycle circulation.

Elements:

- *Active Ground Floor Uses* - wherever possible, the public space of M Street should be enlivened with retail, cultural and other uses on the ground floor which generate pedestrian activity. Such uses will provide badly needed amenity for residents and employees, and will increase the vitality and security of the area. Blank or inactive "dead" facades should be avoided.
- *Pedestrian Streetscape* - M Street should be a comfortable and attractive walking environment. Recent streetscape improvements

to M Street should be maintained and enhanced over time, and new developments should provide additional pedestrian improvements when appropriate.

- *Massing and Urban Design* - New buildings on M Street should form harmonious and compatible streetwalls framing the public space. Heights, build-to lines, setbacks, materials, glazing and other elements should be coordinated by urban design guidelines to establish a strong unified design for the M Street corridor.
- *Public Transit* - the Navy Yard Metro station is a key feature of the M Street Corridor. Metro entrances should be prominently and generously designed to increase their visibility, and incorporated into new developments if appropriate. A Light Rail line currently under study would also greatly improve transit access to the Near Southeast via M Street. Shuttle or bus services should also be considered to increase mobility within and to the area, using M Street as a spine.



FIGURE 4.8

Current View of M Street Looking West

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Dramatically Increase Housing Opportunities

Goal:

Introduce a higher density of housing in order to develop a vibrant mixed-use waterfront neighborhood that provides a variety of housing opportunities and promotes diversity of income levels, in the pursuit of a strong, balanced, family-oriented community.

Elements:

- **Southeast Federal Center** - the largest single development in the Near Southeast provides an opportunity to create a dynamic and high-density residential area, including the conversion of historic industrial buildings, and oriented to dramatic river views.
- **Arthur Capper / Carrollsburg HOPE VI** - the transformation of public housing into a mixed-income, walkable, family oriented neighborhood of townhomes and apartments will restore the urban fabric of the area, while increasing the housing stock.
- **South Capitol Street Corridor** - north and south of M Street, new neighborhoods of medium to high density housing will enhance the South Capitol Street corridor. On the Anacostia waterfront, the Florida Rock site will include housing with spectacular views.

Together, these housing opportunities can provide over 4,000 new residential units, increasing the number of residents in the Near Southeast to over 9,000. Lower density residential areas will provide densities of 30-90 units per acre, while higher density residential neighborhoods can reach between 100-200 units per acre.

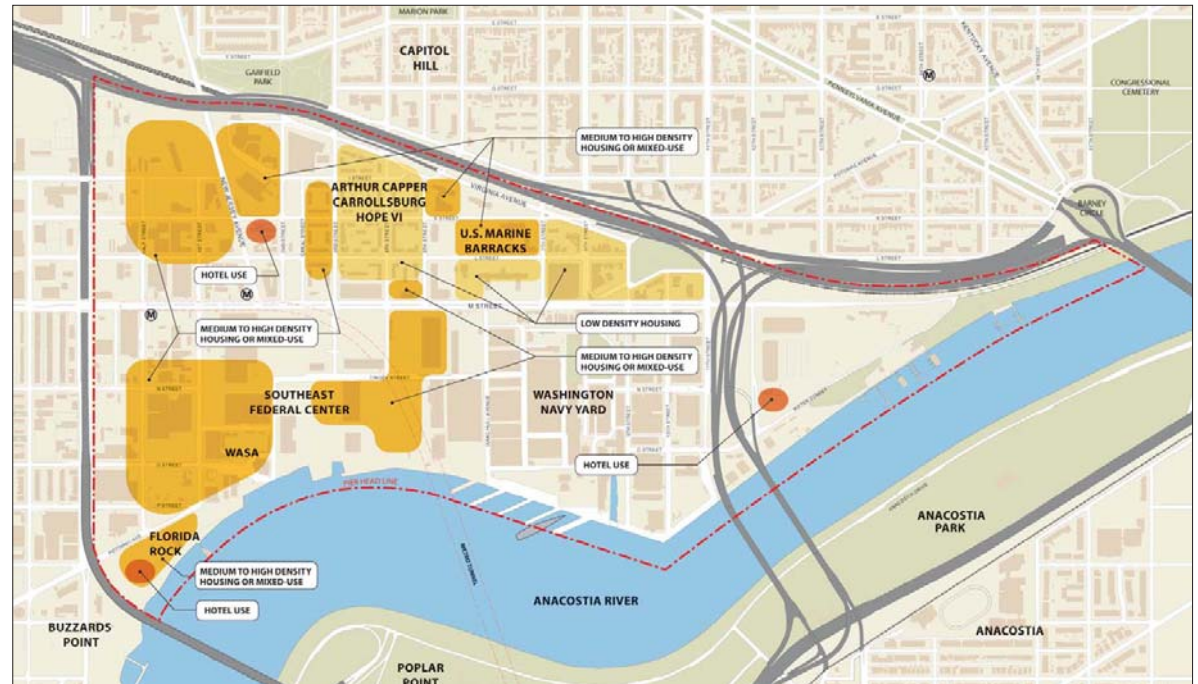


FIGURE 4.9
Principle: Dramatically Increase Housing Opportunities



FIGURE 4.10
Ellen Wilson Homes, Capitol Hill



FIGURE 4.11
Townhomes in Portland, OR



FIGURE 4.12
Residential Courtyard in Vancouver, Canada



FIGURE 4.13
Waterfront Housing at Battery Park City, NY

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Introduce a Mixture of Uses at the Waterfront

Goal:

Establish a mix of uses along the waterfront, avoiding isolated stretches and providing places of interest to the general public. Include active uses that take advantage of the extraordinary public resource of the Anacostia River.

Elements:

- *Southeast Federal Center* - by integrating housing, office, retail, cultural, and other uses on a waterfront site, the SEFC will be the centerpiece of the new mixed-use Near Southeast.
- *Florida Rock Site* - a development including office, residential and a hotel will form a dynamic waterfront complex at the foot of South Capitol Street, serving as a model for development of the surrounding South Capitol Gateway area.
- *East M Street* - this dramatic waterfront site provides a unique opportunity to create a mixed-use neighborhood including office, civic/institutional, retail, hotel and other uses.

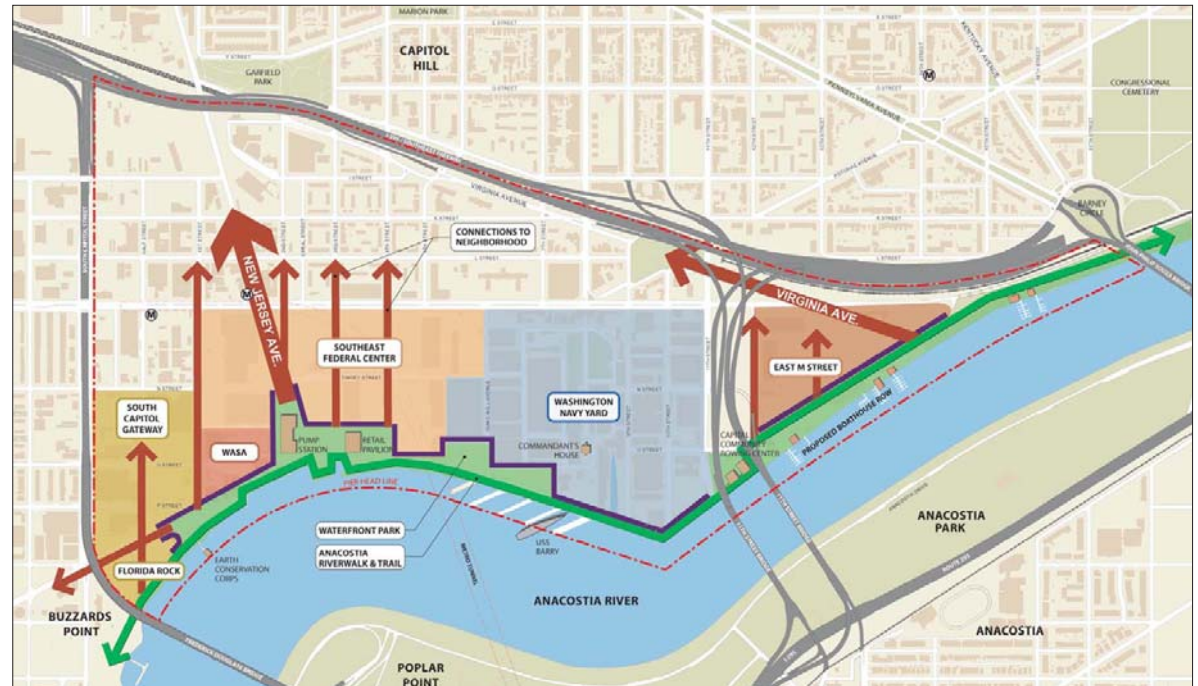


FIGURE 4.14

Principle: Introduce a Mixture of Uses at the Waterfront

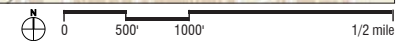


FIGURE 4.15

Canary Wharf, London, England



FIGURE 4.16

Aker Brygge Development in Oslo, Norway



FIGURE 4.17

Seine Riverfront Development in Paris, France



FIGURE 4.18

Mixed-Use Building in San Francisco, CA



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Create a Great Waterfront Park at SEFC

Goal:

Create a significant water-oriented public open space at the Anacostia River waterfront that serves as an attraction for residents, employees and visitors to the Near Southeast neighborhood and the Nation's Capital.

Elements:

- **Public Access and Green Space** - A 5-acre open space at the SEFC will contribute to a combined park area of over 15 acres, including open spaces at the Navy Yard, WASA, and Florida Rock. The size of the park will allow for a variety of active and passive elements such as lawns, plazas, and gardens. The park will be a important amenity for residents, as well as a significant regional attraction.
- **Anacostia Riverwalk and Trail** - the Waterfront Park will form a central element in the continuous public trail system along the Anacostia River, building on the recent investment by the Navy Yard to improve the Riverwalk.
- **Active Retail and Cultural Uses** - the waterfront park will be enlivened by a variety of public and private uses along its perimeter, such as shops, cultural and exhibit spaces, restaurants and cafes. These elements can be built into the ground floors of adjoining buildings, and the historic Lumber Storage Shed can be converted into a dramatic retail or cultural pavilion within the park.
- **Unique Historic Architecture** - the Lumber Storage Shed, DC Pumping Station, and other adjacent structures will provide the park with a strong connection to the history of the Near Southeast. Restoration or conversion of these buildings will create dramatic landmarks surrounded by green space.

Park Areas (approximate):

SEFC	5.0 Acres
Washington Navy Yard	3.0 Acres
Willard Park (Existing)	0.8 Acres
WASA	4.0 Acres
Florida Rock	2.5 Acres
Total:	15.2 Acres

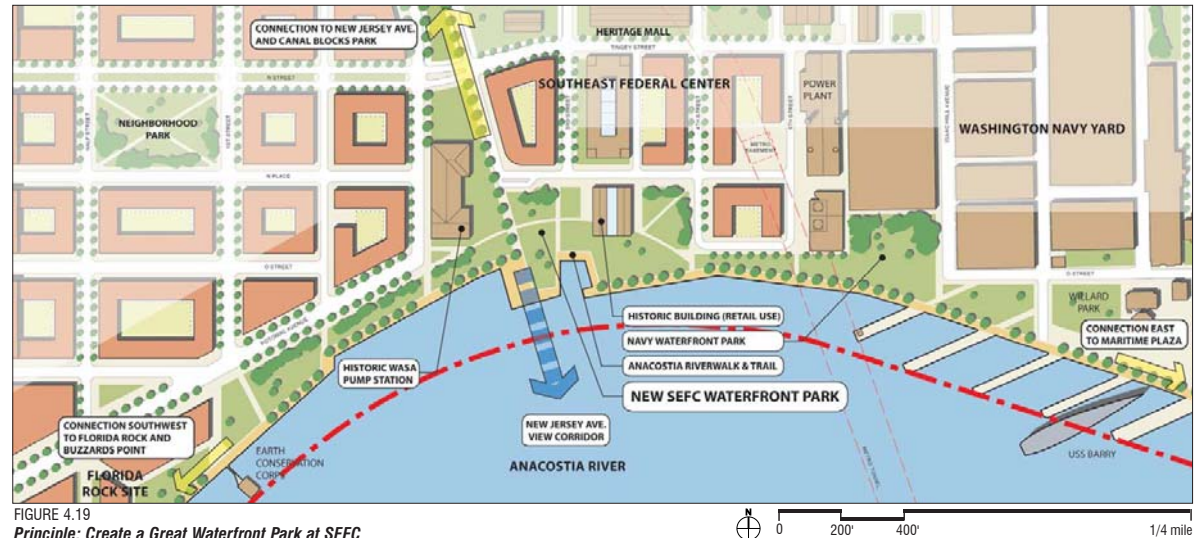


FIGURE 4.19

Principle: Create a Great Waterfront Park at SEFC

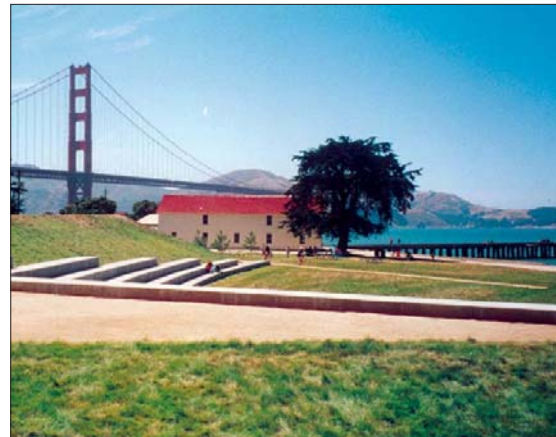


FIGURE 4.20

Chrissy Field in San Francisco, CA



FIGURE 4.21

Battery Park City in New York, NY

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Create an Interconnected System of Parks and Trails

Goal:

Create linkages within the neighborhood, to the waterfront and to surrounding communities by introducing trails, parks, greenways and pedestrian-scaled streets. Ensure continuous public access along the Anacostia River by building the Anacostia Riverwalk and Trail system.

Elements:

- **Waterfront Parks at SEFC, Navy Yard and East M Street** - recent investments in waterfront green space at the Navy Yard will be complemented by the SEFC Waterfront Park, and a large waterfront park along Water Street extending to the Souza Bridge.
- **Canal Blocks Park** - in the route of the historic canal, three narrow blocks will become a public park forming the centerpiece of the surrounding residential and mixed-use community, and providing a key north-south link through the area.
- **Virginia Avenue Greenway** - in the right-of-way of Virginia Avenue, a new greenway and dedicated off-street trail forms a major connection between the neighborhood and the waterfront, Garfield Park and Capitol Hill. The Greenway will pass below the freeway ramps at 11th Street to reach the East M Street waterfront park.
- **Green Streets** - improvements to landscaping, tree canopy, and sidewalks will make many neighborhood streets more walkable, improving pedestrian access throughout the area and creating links between open spaces.
- **Trail System** - a series of trails will pass through the area, forming part of larger regional networks. The Anacostia Riverwalk and Trail, East Coast Greenway, and Virginia Avenue Greenway are major elements of this system.

Increase in Public Open Space

The proposed system of parks will create up to 60 acres of new public open space in the Near Southeast, an increase of over 300% from the current open space area of approximately 19 acres.

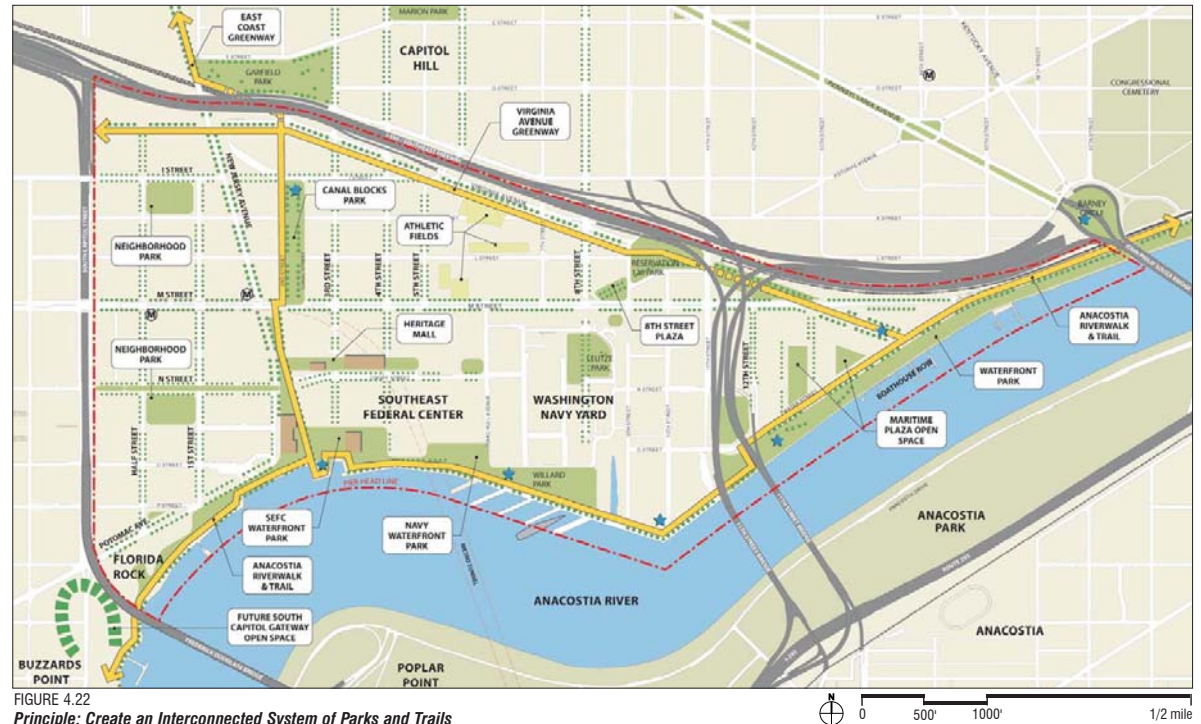


FIGURE 4.22

Principle: Create an Interconnected System of Parks and Trails



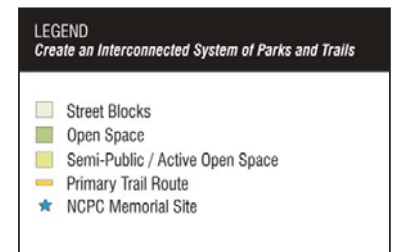
FIGURE 4.23

Bryant Park, New York, NY



FIGURE 4.24

Waterfront Trail in Portland, OR



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Build on the Unique History of the Carrollsbury Neighborhood

Goal:

Create a neighborhood identity which celebrates the unique history of the Near Southeast. Seek to integrate cultural resources into new developments, and explore all opportunities to restore connections to the history of the Anacostia River.

Elements:

- *Historic Landmarks* - many distinctive structures are landmarks of the Near Southeast, providing a link to the past and the potential to be central elements of the new open space and street system.
- *Local Institutions* - the cultural and social history and stability of Near Southeast is maintained by local educational, cultural and religious institutions which provide essential civic anchors for the neighborhood as it undergoes dramatic growth.
- *The Washington Navy Yard* - the Navy Yard is part of the fundamental identity and history of the Near Southeast, and its largest single land use. It will continue to have a defining role in the future of the area.
- *Extraordinary Views* - a unique aspect of the neighborhood is its incredible waterfront exposure, providing dramatic views up and down-river which can be the focus of new developments and public parks.

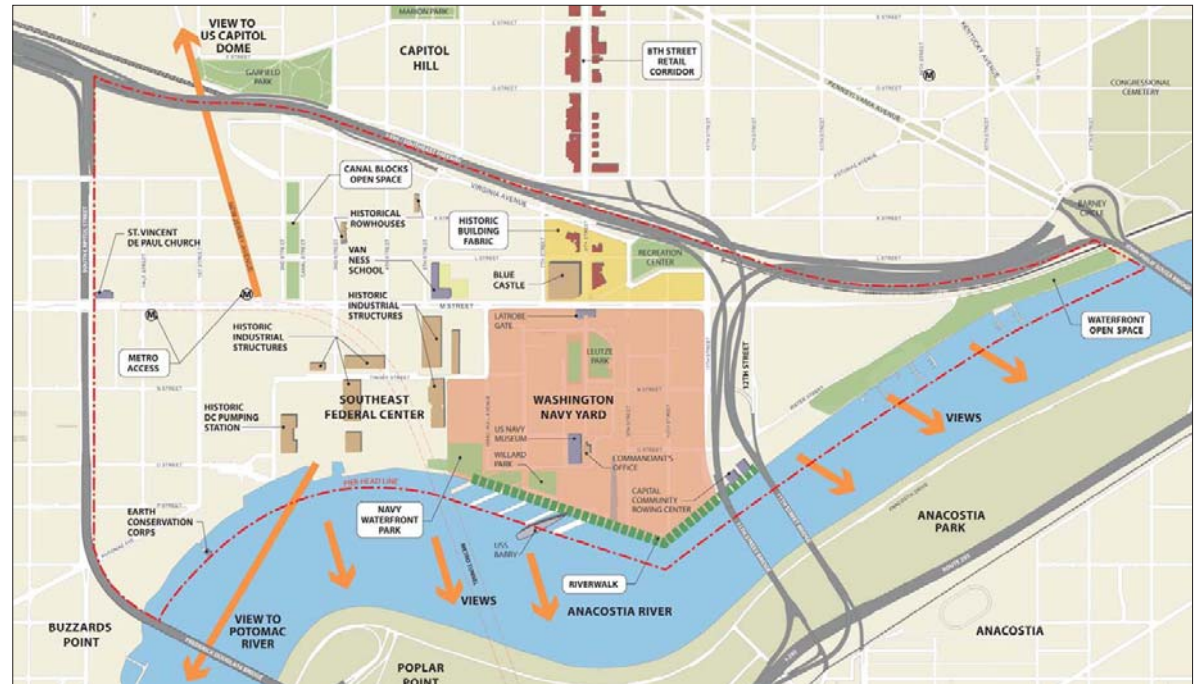


FIGURE 4.25

Principle: Build on the Unique History of the Carrollsbury Neighborhood



FIGURE 4.26

Historic WASA Pump Station



FIGURE 4.27

Latrobe Gate



FIGURE 4.28

Historic Electric Substation